

2/02/11 11:59:54  
DK W BK 651 PG 412  
DESDOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

PREPARED BY:  
NORTHCENTRAL MS ELECTRIC  
POWER ASSOCIATION  
P.O. Box 405  
Byhalia, MS 38611  
(662) 838-2151

GRANTOR(S) ADDRESS:  
James W. and Eleanor Anne Ralls  
1597 Pigeon Roost Road  
Byhalia, MS 38611  
Phone: 662-838-2814  
Phone: Same

RETURN TO:

~~A~~ JAMES E. WOODS, MSB#7386  
WATKINS LUDLAM WINTER & STENNIS, P.A.  
6897 Crumpler Blvd., Suite 100  
Olive Branch, MS 38654  
(662)895-2996

GRANTEE(S) ADDRESS:  
Northcentral Mississippi Electric Power Association  
P.O. Box 405  
Byhalia, MS 38611  
Phone: 662-838-2151

INDEXING INSTRUCTIONS: NE ¼ and SE ¼ of Section 28, Township 2 South, Range 5 West, DeSoto County, Mississippi.

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**GRANT OF TRANSMISSION LINE EASEMENT**

STATE OF MISSISSIPPI

COUNTY OF DESOTO

**GRANT OF TRANSMISSION LINE EASEMENT**INDEXING INSTRUCTIONS: N/E QUARTER OF THE S/E QUARTER OF SEC. 28, T2S, R5W

FOR AND IN CONSIDERATION of the sum of TEN Dollars (\$ 10<sup>00</sup>), cash in hand paid, receipt whereof is hereby acknowledged, we the undersigned James W. Ralls and Eleanor Anne Ralls, whose address is 1597 Pigeon Roost Rd. Byhalia Ms. 38611, whose phone number is 662-838-2814 have this day bargained and sold, and by these presents do hereby grant, bargain, sell, transfer, and convey unto **NORTHCENTRAL MISSISSIPPI ELECTRIC POWER ASSOCIATION** a cooperative corporation (hereinafter called the "Cooperative") whose post office address is Byhalia, Mississippi, and to its successors or assigns, a permanent easement and right of way for the following purposes, namely: the perpetual right to enter at any time and from time to time and to erect, maintain, repair, rebuild, operate, and patrol line(s) of poles or transmission line structures with sufficient wires and cable for electric power circuits and telephone circuits, and all necessary appurtenances, in, on, over, under, and across said right of way, together with the right to clear said right of way and keep the same clear of brush, trees, buildings, and fire hazards; to destroy or otherwise dispose of such trees and brush; and to remove, destroy, or otherwise dispose of danger trees, if any, located beyond the limits of said right of way; all over, upon, across, and under the following described land situated in the County of Desoto, State of Mississippi, to-wit:

A 75' wide transmission line easement across a tract of land as described by Deed Book 185, Page 226 and as described in Exhibit "A" and shown on Exhibit "A-1", as attached and made apart hereof, said tract of land located in the Northeast Quarter of the Southeast Quarter of Section 28, Township 2 South, Range 5 West, Desoto County, Mississippi

It is the intent of the grantors herein to grant an easement and right of way to Northcentral Mississippi Electric Power Association across the lands of the grantors whether the same is adequately described or not.

TO HAVE AND TO HOLD the said easement and right-of-way to Northcentral Mississippi Electric Power Association, and its assigns, forever.

We covenant with the said Northcentral Mississippi Electric Power Association that we are lawfully seized and possessed of said real estate, have a good and lawful right to convey the easement rights hereinabove described, that said property is free of all encumbrances, and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

We do further covenant and agree that the payment of the purchase price above stated is accepted by us as full compensation for all damage caused by the exercise of any of the rights above described; EXCEPT that Northcentral Mississippi Electric Power Association shall remain liable for any damage to growing crops and fruit trees and any direct physical damage caused to the property of the undersigned by its construction forces or by the construction forces of its agents and employees, in the erection and maintenance of or in exercising a right of ingress and egress to said lines.

In further consideration of the payment of the purchase price above stated, we for ourselves, our heirs, personal representatives, successors, and assigns, covenant and agree to and with Northcentral Mississippi Electric Power Association that no buildings or fire hazards shall be erected or maintained within the limits of the right-of-way, and this shall be a real covenant which shall be binding upon everyone who may hereafter come into ownership of said land, whether by purchase, devise, descent, or succession.

Wherever the context hereof requires, the plural number as used herein shall be read as singular.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 30 day of NOVEMBER, 2010.

WITNESSES:

Jim Jaden  
Steve Jaden

GRANTOR (S):

BY: James W. Ralls  
BY: Eleanor A. Ralls

STATE OF MISSISSIPPI  
COUNTY OF Desoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 4<sup>th</sup> day of November, 2010, within my jurisdiction, one of the subscribing witnesses to the above and foregoing instrument, who, being sworn, states that he saw the within named James W. Ralls and Eleanor A. Ralls, who acknowledged that he/she/they executed the above and foregoing instrument for the purposes therein stated.

Russell Ellis Pennington  
NOTARY PUBLIC

My Commission Expires:

June 7, 2013



Prepared by: Steve Tacker, Utility Solutions, LLC

Return to: NorthCentral Mississippi Electric Power Association

225 Highway 305 South

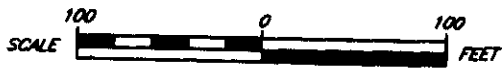
Byhalia, Mississippi 38611

**Ralls Description**

A 0.70 acre right-of-way easement being situated in the NE ¼ and the SE ¼ of Section 28, Township 2 South, Range 5 West, Desoto County, Mississippi, and being more particularly described as follows, to-wit:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, grid values, using a combined scale factor of .99997224 and a grid to geodetic azimuth angle of (-) 00 degrees 13 minutes 28 seconds developed at the approximate center of Mississippi Transportation Commission Project No. STP-0029-02(014)[102556/202000] (hereinafter "MTC Project").

Commencing at a found axle at the SE corner of Section 28, Township 2 South, Range 5 West, Desoto County, Mississippi, said point identified as N 1955911.28 E 2479375.85 on the coordinate system set forth above; run thence along the eastern section line of said Section 28 N 00°08'09" W for a distance of 2604.42 feet to an iron pin being the Point of Beginning of the herein described parcel, with said iron pin being along the right-of-way of MTC Project; thence leaving said eastern section line run along said right-of-way along a curve to the right with a radius of 1930.00 feet, a length of 476.38 feet, a tangent of 239.41 feet, a delta angle of 14°08'32", and a chord bearing and distance of N 84°53'50" W for 475.17 feet to an iron pin; thence leaving said right-of-way run N 00°16'06" W for a distance of 67.42 feet to an iron pin; run thence S 81°44'18" E for a distance of 446.69 feet to an iron pin; run thence N 79°10'35" E for a distance of 31.99 feet to an iron pin on the eastern section line of Section 28; run thence along said eastern section line S 00°08'09" E for a distance of 51.49 feet to the Point of Beginning. Containing 0.70 acres, more or less, and being in the NE ¼ and the SE ¼ of Section 28, Township 2 South, Range 5 West, Desoto County, Mississippi.



MISSISSIPPI STATE PLANE SYSTEM,  
WEST ZONE, NAD83/93,  
SCALE FACTOR = .99997224  
GRID TO GEODETIC AZ ANGLE = (-) 00°13'28"  
SIP = 1/2" IRON ROD

SIP = 1/2" IRON ROD

CASTLEBERRY  
DEED BOOK 371  
PAGE 100

**RALLS**  
**DEED BOOK 185, PAGE 226**

MS  
TRANSPORTATION  
COMMISSION  
012-1-00-X

SECTION 28, T2S-5W, DESETO CO.

N 00°16'06" W-67.42'

30,447.08 SQ.FT.

0.70 ACRES

REFERENCE BEARING  
S 81°44'18" E-446.69'

N 79°10'35" E-31.99'

N 84°53'50" W-475.17' (C)

S 00°08'09" E-51.49' -

CURVE  
R=1930.00'  
L=478.38'  
TAN=239.41'  
DELTA=14°08'32"

PARCEL 2  
BOOK 634, PAGE 730

**U. S. HIGHWAY 78**

MISSISSIPPI TRANSPORTATION COMMISSION  
PROJECT NO. STP-0029-02(014)  
[102556/202000].

CERTIFICATE:  
I DO HEREBY CERTIFY THAT THIS  
SURVEY CONFORMS TO THE  
MINIMUM REQUIREMENTS AS SET  
FORWARD BY THE STATE BOARD OF  
LAND SURVEYORS.  
JULIUS JOSEPH PERRET, JR.  
2010 029015.02904  
09/29/2010  
MISSISSIPPI

COMMENCEMENT POINT BEING A  
FOUND AXLE AT THE SE CORNER  
SECTION 28, T2S-R5W, DESOTO  
COUNTY MISSISSIPPI. SAID POINT  
IDENTIFIED AS N 1835911.28  
E 2479375.83, STATE PLANE  
COORDINATE SYSTEM, WEST ZONE,  
NAD 83/93.

DATE OF FIELD SURVEY: 09/2010

**MIDSOUTH**  
UTILITY CONSULTANTS

Bartlett, TN 38133 **LLC** Madison, MS 38110  
3121 Bartlett Corporate Dr, Suite 102 1885 Main Street, Suite C #108  
Phone: 901-373-7278 Phone: 601-427-0749

## ***RALLS***

PLAT OF SURVEY OF A 0.70 ACRE RIGHT OF WAY EASEMENT  
BEING SITUATED IN THE NE1/4 & SE1/4 OF SECTION 28, T2S-R5W,  
DE SOTO COUNTY, MISSISSIPPI

Drawing No.

## RAILS